Prepared by:
Thomas C. Scott
315 Deaderick St.
Suite 1700
Nashville, TN 37238

Karen Johnson Davidson County
Batch# 350681 DEEDWARR
01/30/2020 01:22:30 PM 7 pgs
Fees: $38.00 Taxes: $740.00
20200130-0011235

New Owner's Address

Foster-Richardson Properties, LLC
2259 Jackson Downs Boulevard
Nashville, TN 37214

Send Tax Bills to:

New Owner

Tax Parcel No.

Map Number 85
Parcel 100

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of December, 2019 between MATHEWS INVESTMENTS, INC., successor by name change to Mathews Partners, Inc., a Tennessee corporation ("Grantor") and FOSTER-RICHARDSON PROPERTIES, LLC ("Grantee").

WITNESSETH: That the said Grantor for and in consideration of Ten Dollars ($10.00) to Grantee in hand paid by the said Grantee, the receipt of which is hereby acknowledged, hereby does grant, bargain, sell, and release unto the said Grantee, its successors and assigns, forever the certain tract of lands situated and being in the County of Davidson, State of Tennessee described in **Exhibit A** attached hereto and incorporated herein by reference.

TOGETHER WITH all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantor, its successors and assigns forever; and the said Grantor for Grantee's successors or assigns does covenant and agree that Grantor is lawfully seized in fee of the aforesaid premises; that the same is free of all encumbrances except those listed on **Exhibit B** (the "Permitted Exceptions"); that

Grantor has good right to sell and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend the title to the before granted land and premises against the lawful claims of all persons claiming by, through or under the Grantor but not further otherwise.

The transfer of the herein described land by Grantor is "As-Is" with no warranties as to the condition of the said land.

[SIGNATURE OF THE GRANTOR FOLLOWS ON THE NEXT PAGE]

IN WITNESS WHEREOF, the said parties have hereto set their hands and affixed their seals, the day and year above written.

MATHEWS INVESTMENTS, INC.,
successor by name change to Mathews
Partners, Inc., a Tennessee corporation

By: _____
Robert C.H. Mathews, III
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Patricia Schepman of the State and County aforesaid, personally appeared Robert C.H. Mathews, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President of MATHEWS INVESTMENTS, INC., successor by name change to Mathews Partners, Inc., a Tennessee corporation, the within named bargainor, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and seal at the office in Nashville, Tennessee this 11th day of ~~November~~ December, 2019.

_____
Notary Public

My Commission Expires:

March 8, 2022



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

_____ Affiant

Sworn to and subscribed before me this 30th day of ~~December, 2019~~ January, 2020.

_____ Notary Public

My commission expires: 12/15/2021

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

EXHIBIT A

Lot 13 Description

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Resubdivision (Lot 13) Jackson Downs Commercial of record as Instrument No. 20010129-0008517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Mathews Partners, Inc. by deed from RCM Properties, L.P., a Tennessee limited partnership of record in Book 9350, Page 190, dated April 13, 1994, said Register's Office. Mathews Partners, Inc. is now known as Mathews Investments, Inc. as evidenced by Articles of Amendment of record as Instrument No. 20000313-0025621, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Matters shown on plat of Resubdivision of Lot 13, Jackson Downs Commercial, of record in Instrument No. 20010129-0008517, in the Register's Office for Davidson County, Tennessee. Additional matters as to easements shown on Final Plat Jackson Downs Commercial of record in Book 9700, page 526, in said Register's Office.
2. Declaration of Drainage Easements dated November 10, 1995, by Mathews Partners, Inc., of record in Book 9857, page 77, in the Register's Office for Davidson County, Tennessee.
3. Terms and conditions of Operation and Easement Agreement among Dayton Hudson Corporation, Mathews Partners, Inc. and Jackson Downs, L.P., of record in book 9857, page 151, in said Register's Office, as amended by First Amendment of record in Book 10841, page 648; Second Amendment of record in Book 10908, page 773, Third Amendment of record as Instrument No. 200007050066702, Fourth Amendment of record as Instrument No. 20020920-0114881 and a Fifth Amendment of record as Instrument No. 20030422-0053154 in said Register's Office.
4. Terms and conditions of Cross Access Easement Agreement by and among Mathews Partners, Inc., Jackson Downs, L.P. and Dayton Hudson Corporation of record in Book 9857, page 116, in said Register's Office.
5. Deeds of Conveyance to Metropolitan Government for water mains and sewerage services of record in Book 8162, pages 884 and 889, in said Register's Office.
6. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 4819, page 866, Book 8223, page 573, Book 9277, page 474, and Book 10005, page 251, in said Register's Office.
7. Overhead Line Easement of record in Book 5848, Page 105, said Register's Office
8. Temporary Easement of record in Instrument No. 20020920-0114889, said Register's Office.
9. Taxes for 2019 which have been prorated between Grantee and Grantor.

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

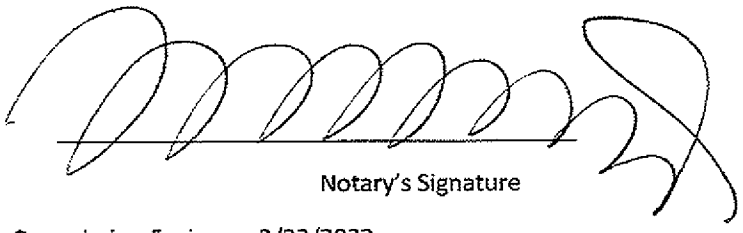


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

